



# *City of Granite City*

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

## ***MINUTES GRAPHIC REVIEW BOARD August 6, 2020***

**Chairman, Sharon Ryan called the meeting of the Graphic Review Board to order on Thursday, August 6, 2020 at 6:00 PM.**

### **PLEDGE, SWEAR-IN & COMMENTS**

**The Pledge of Allegiance was recited and the sole Petitioner was sworn in. Following the welcoming remarks, the Chair stated the Graphic Review Board is a recommending body to the City Council and the Council will make a final determination at their next meeting scheduled on August 18, 2020.**

### **ATTENDANCE/ROLL CALL**

**Members present: John Janek, Sharon Ryan, Sam Akeman and Ritch Alexander. Excused absence: Frank Orris.**

**Also present were: Zoning Administrator Steve Willaredt, Attorney Ryan Robertson  
Aldermen: Brad Eavenson**

### **MINUTES & AGENDA**

**A motion to approve the Minutes from the previous meeting June 25, 2020 and this evening's agenda was made by Ritch Alexander and seconded by Sharon Ryan. All in favor. Motion carried.**

**Petitioner: Hope Lutheran Church  
3715 Wabash  
Parcel # 22-2-20-08-08-203-027**

**John Janek re-introduced Petitioner's proposal for a non-conforming LED sign.**

**Pastor Beuster of Hope Lutheran explained that their current brick sign (10 foot x 5 foot) is in need of repair and that they would like to replace with the non-conforming LED (7 foot x 3 foot), which is a 33% reduction in the size of the current sign. The purpose is solely to convey information, whether it be a scripture, and invitation to the church, or civic matters. But the primary intention is for church related matters, to convey**

information, strictly religious information and civic matters. They are willing to work with the neighbors and turn then light off after 10 p.m. They plan to use the colors red, yellow and green, with no white. No flashing, no waving flags. Strictly informational. They have no intention of making Wabash Ave look like the Las Vegas strip. They hope to be a good neighbor. They have asked real estate agents, whether or not this sign would impact property value and he were told no, that it would not impact property value. He also added that we are in an electronic age and they would like to move their church from a mostly elderly congregation, with new parishioners and grow the church.

Sharon Ryan asked how much smaller the sign is compared to last time.

Pastor Beuster explained that is the exact sign that was presented at the previous meeting. He stated that the base of the sign is 2 feet up and the sign would be an addition 3 feet up from that. Total height would be 5 feet and 7 feet 3 inches wide.

John Janek ask what direction the sign would be facing as compared to the street.

Pastor Beuster stated that it would run perpendicular.

Wayne Rueter of 2017 Manley Ave stated that he believes the sign will be gaudy and he does not believe that it will not bring down property value.

Lorena Van Gorp 2020 Garfield, directly on the side street from the church and she explained that she very much appreciated the church meeting with them to try to come up with a solution, but that they had not been able to come to an agreement. Lorena's major concerns are two-fold: that they believe that they are trying to hold on to a neighborhood residential area and that putting in non-conforming lighted signs, with a variety of colors is not consistent to a residential area. The second is that the light from the sign would be seen at all times from 3 rooms of her home. Lorena stated that she objects to flashing signs. Lorena Van Gorp also presented 2 objections letters from other residents, Melvin and Donna Coakley and Debra Filcoff.

Jim Snelson of 2101 Garfield addressed the Graphic Review Board and stated this is a residential neighborhood and sign like this are not supposed to be in neighborhoods, we have an ordinance against them. That is why we are here. He is objected to the sign.

Phil Lamm who is President of the congregation and lives at 1434 St Thomas Rd. explained that the light will be programmable and can be turned down to 50 lumens, which is about the same as a 100 watt light bulb. He sees no way that will affect the neighbors or shine in their windows. There will be no flashing lights. They can program it to do whatever they need to do.

Brad Eavenson, 3<sup>rd</sup> Ward Alderman, indicated he was pleased to see the neighbors were meeting with the church to try to come to an agreement. He stated he had not received too many calls objecting to the sign.

Sharon Ryan asked if the sign was to be approved and the neighbors feel the brightness is objectionable, is there any recourse for the residents?

John Janek stated that if approved there would be restrictions.

**MOTION by Sam Akeman, second by Ritch Alexander to approve the petition for a non-conforming LED Sign at 3715 Wabash, for Hope Lutheran Church. Motion carried.**

**ROLL CALL:**

<b>John Janek</b>	<b>Yes</b>	<b>Sharon Ryan</b>	<b>Yes</b>
<b>Sam Akeman</b>	<b>Yes</b>	<b>Ritch Alexander</b>	<b>Yes</b>

**The Special & Non-Conforming Use Checklist was completed by Plan Commission member Sharon Ryan.**

- a). Hours of Operation limited to: 8 am- 8:00 pm
- b). Days of operation: 7
- c). Signage limited to: 3' x 7'
- d). Screening required: None
- e). Additional parking required: N/A
- f). Any additional exterior lighting permitted? No
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: Brightness decreases as day goes on.

**MOTION By Sam Akeman, second by Ritch Alexander to approve the Special & Non-Conforming Use Checklist. Motion carried.**

**ROLL CALL:**

<b>John Janek</b>	<b>Yes</b>	<b>Sharon Ryan</b>	<b>Yes</b>
<b>Sam Akeman</b>	<b>Yes</b>	<b>Ritch Alexander</b>	<b>Yes</b>

**NEW BUSINESS**

**UNFINISHED BUSINESS**

**MOTION to adjourn by Ritch Alexander, second by Sharon.  
All in favor. Motion carried.**

**Respectfully submitted,  
*Melanye Weinholder*  
Secretary,  
Graphic Review Board**

**GRAPHIC REVIEW BOARD ADVISORY REPORT**  
**August 6, 2020**

**Petitioner:**           **Hope Lutheran Church**  
                          **3715 Wabash**  
                          **Parcel # 22-2-20-08-08-203-027**

**Proposal for a 3 x 7 non-conforming LED sign.**

**MOTION by Sam Akeman, second by Ritch Alexander to approve the petition for a non-conforming LED Sign at 3715 Wabash, for Hope Lutheran Church. Motion carried.**

**ROLL CALL:**

<b>John Janek</b>	<b>Yes</b>	<b>Sharon Ryan</b>	<b>Yes</b>
<b>Sam Akeman</b>	<b>Yes</b>	<b>Ritch Alexander</b>	<b>Yes</b>

**The Special & Non-Conforming Use Checklist was completed by Plan Commission member Sharon Ryan.**

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- d). Screening required: None
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- g). Is there a need to address storm water run-off? No
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- k). Additional requirements: Brightness decreases as day goes on.

**MOTION By Sam Akeman, second by Ritch Alexander to approve the Special & Non-Conforming Use Checklist. Motion carried.**

**ROLL CALL:**

<b>John Janek</b>	<b>Yes</b>	<b>Sharon Ryan</b>	<b>Yes</b>
<b>Sam Akeman</b>	<b>Yes</b>	<b>Ritch Alexander</b>	<b>Yes</b>

\*\*\*\*\*end of Advisory Report\*\*\*\*\*